

PROJECT NOTES

GENERAL NOTES

CODES & STANDARDS: All work shall conform with the requirements of the N.J.U.C.C., IBC 2021 NJ Edition, National Electric Code, National Plumbing Code, N.F.P.A. recommendations, O.S.H.A., and all local codes and ordinances applicable to this project. Construction documents are in compliance with ASCE 24.

CLARIFICATIONS: Prior to submitting a bid, the contractor shall become familiar with the project by careful inspection of the site and construction documents. Should any error, omission, ambiguity or discrepancy exist on the drawings which the contractor might reasonably be expected to detect, the same shall be brought to the attention of the Architect for correction or clarification prior to proceeding with the work involved. Any work that proceeds otherwise shall, if incorrectly performed, be replaced or repaired at no additional cost.

DIMENSIONS: The Contractor shall not scale off the drawings; written dimensions shall govern. Dimensions given are nominal unless indicated otherwise. All dimensions and conditions shall be verified in the field by the Contractor and any discrepancy brought to the attention of the Architect. Where a door or a window is drawn near a corner and no dimension is given, offset the opening enough to accommodate the full width of trim, minimum 4". Where elements are drawn centered in a space or opening, they shall be centered when installed. All corridors, stairs and clearance between counters and other built-ins shall be 36" minimum. All closets, unless noted otherwise, shall be 24" deep.

QUALITY: All work shall be performed in a workman-like manner. Match and align all surfaces where applicable to afford a finished, neat appearance. All existing surfaces and equipment shall be protected and any damage to such caused by the work shall be patched/repainted such that they are left as they were before the commencement of the work. Contractor shall clean all dirt and refuse caused by the work.

INFERENCE: All work that is either implied or reasonably inferable from the contract documents shall be the responsibility of the contractor and a reference to any work by mention, note, detail or implication indicates the contractor shall perform a complete installation of such work. All equipment, fixtures and other devices shall be fully installed and shall be made fully operational and warranted when the job is complete.

SAFETY: Take full precaution to protect workers, passerby and adjacent property from any hazards caused by the work. Provide all fences, barricades and security as may be required to protect life and property. The Contractor shall protect all construction and materials from weather, vandalism, and theft. The Contractor shall be solely responsible for all property and personal damage or injury resulting from the conduct of the work and shall indemnify and save the Owner and the Architect harmless from all claims for loss of or damage to property or personal injury or death of any and all persons arising out of the work of this Contract.

COORDINATION: The Contractor shall be responsible for the coordination of the work of all subcontractors. The Contractor shall be responsible for the coordination of the work of this contract with the work of any other contractors hired separately by the Owner.

MATERIALS, products and equipment shall be new, standard, and of good quality, and all workmen and subcontractors shall be skilled in their trades. All products shall be installed in accordance with the manufacturers' written directions and/or recommendations.

PERMITS: The Contractor shall obtain and pay for all permits, fees, bonds and inspections. The Contractor shall make all arrangements for inspections. The Contractor shall file all required certificates of insurance.

CLEAN-UP: At the completion of the project the Contractors shall remove all rubbish from the site and leave the building broom clean.

DEMOLITION NOTES

STRUCTURAL INTEGRITY: The Contractor shall determine the direction of framing before removing any walls. If a wall is determined to be bearing and new structural support is not indicated on the drawings, notify Architect for additional design. Where structural support is to be removed, temporary shoring/bracing or new structural elements shall be added such that the structural stability and integrity of the building is maintained at all times.

ORDER: All demolition work shall be done carefully, neatly and in a systematic manner. Debris shall be removed regularly as the job proceeds such that it does not accumulate on the site.

UTILITIES: Remove or relocate all wiring, plumbing, ductwork and mechanical equipment affected by the demolition. Pipes to be removed shall be cut to a point of concealment behind or below finished surfaces and shall be properly capped or plugged.

WEATHER: The contractor shall provide adequate weather protection for the building and its contents during the course of the work. All openings in walls and roof shall be protected from all forms of water or weather penetration.

CONSTRUCTION NOTES

MATERIAL SELECTION: Unless noted otherwise, all new finishes, doors, hardware, trim, siding, roofing, coverplates, switches and all other exposed installations shall match existing. The Contractor shall verify all material selections with the Owner. In advance of material procurement and installation, provide samples for all exposed installations to the Owner for review, selection and approval of color, texture, shape, etc.

SYSTEMS: It shall be the responsibility of the contractor to hire qualified individuals to assess the existing building systems and to design and install all modifications/upgrades to the electrical, plumbing, mechanical and fire protection systems. The heating system shall be capable of maintaining inside temperature of 75 degrees F when the outdoor temperature is 0 degrees F and the wind velocity is 15 mph. The cooling system shall capable be of maintaining 78 degrees F when the outdoor temp. is 92 degrees F. All piping shall be protected from freezing. The Contractor shall coordinate with the Owner the quantity and location of all phone jacks, cable jacks, thermostats, and speakers. Relocate all existing meters, service connections, hose bibs, and other utility features to be affected by the work.

CENTERING: Unless noted otherwise, all beams/girders/headers shall be centered on the posts/columns which support them, and all posts/columns shall be centered on their footings.

VENTILATION: All attic spaces shall be ventilated by louvers and/or vents as required with a total clear opening of not less than one-third of one percent of the horizontally projected roof area. All crawl spaces shall be vented whereby the minimum net area of ventilation openings shall not be less than 1 square foot for each 150 s.f. of crawl space area. One vent shall be within 3 feet of each corner of the building.

ROOF DRAINAGE: Connect all leaders to existing underground storm water system. If no system exists, install new system to conduct storm water to a point 15' minimum from building.

ROOFING: All roofing materials shall be provided by a single roofing manufacturer. All penetrations through roof and interruptions of roof shall be flashed and counterflushed. Asphalt shingle roofing shall be min. 235 lb per square with a UL Class A fire rating and shall be self sealing. Provide 35 year manufacturer's warrantee on roofing and underlayment. Install Ice and Water Shield at all valleys, eaves & at all roof edges: 2' inward from face of wall below.

WALL OPENINGS: All windows, doors and other wall penetrations shall be flashed and sealed as recommended by manufacturer.

STEEL COLUMNS: All new steel columns and all existing steel columns in work area shall be painted with a zinc rich rust inhibitive paint.

GYPSUM BOARD: All exposed gypsum board surfaces shall be taped, spackled, sanded, primed and painted two coats minimum.

FLOORING: Contractor shall install new floor finish to all new floor areas. Where not indicated on drawings, verify type and quality level with Owner.

CLOSETS: All closets shall be provided with a wood rod and a wood shelf.

FOUNDATION NOTES

DEPTH: Bottom of all footings shall be minimum of 3'-0" below finished grade. If footings are stepped, the line of the footing shall be sloped not more than one foot vertical to two feet horizontal. Footings shall be formed to their full depth.

SOIL: All footing design is based on a presumptive soil bearing capacity of 2000 PSF, minimum. If conditions encountered under all or part of the footings do not allow such bearing capacity, notify Architect for redesign. Footing shall be on undisturbed virgin soil, free of frost. If required, provide stone or concrete fill under the supervision of a N.J. Registered Geotechnical Engineer.

BACKFILLING: Do all interior and exterior backfilling simultaneously. Backfilling against foundation walls shall not be performed until floors or roof they support have been completely installed.

FILL SOLID with concrete all block cells below grade. Also fill solid all cells where anchors occur, and entire top course.

HORIZONTAL JOINT REINFORCING ("dur-o-wall") shall be provided for full thickness of walls as follows: at 16" o/c vertical spacing, (every other block course); and provide at every course from top of footing to top of slab or grade level, whichever is higher; and provide at every course for two courses above and below all masonry wall openings, extending 3'-0" beyond opening in each direction; and provide at every course for 5'-0" in each direction at all corners.

CONCRETE NOTES

STRENGTH: All concrete shall be controlled stone type with a minimum ultimate compressive strength of 3000 PSI for footings and 4000 PSI for slabs. All concrete shall comply with current A.C.I. requirements.

REINFORCING shall be new, high grade billet steel deformed bars in accordance with ASTM-A-615 grade 60. Intermediate grade permissible for ties. Installation shall conform to A.C.I. Manual of Standard Practices. The length of reinforcing splices be 40 bar diameters minimum.

WOOD NOTES

GRADE: All lumber for framing shall be Douglas Fir Select Structural Grade or better clearly stamped and graded.

BLOCKING: Provide solid bearing under all joists, beams and posts. Provide solid blocking above sill plate below all posts.

DOUBLE FRAMING shall be provided around all openings through walls, floors and roofs and under all tubs and partitions parallel with the direction of framing.

HEADERS: provide (2)2x10 min. header for all wall openings 6'-0" wide or less, unless otherwise noted. All headers and beams spanning 6'-0" or more shall bear on a minimum of (2) 2x members.

TJI's (I-joists or engineered joists): Use web stiffeners, squash blocks, connectors and all other accessories as recommended by manufacturer. Use rim board manufactured by joist fabricator.

DETAILS: Set all beams and joists natural camber up. No structural valleys are to be formed unless noted otherwise. Members shall not be drilled or notched excessively (see code for limitations on notching lumber and manufacture's data for limitations on notching composite wood members). The minimum distance from grade to untreated lumber is 8". Provide metal joist and beam anchors, hangers, braces and connectors at all points of flush and suspended framing (products by Simpson, Teco or equal). Use hurricane anchors at all roof-to-wall connections, all wall-to-foundation connections, and all other connections as required by code. For composite wood girders, provide bearing as per manufacture's recommendations. Where girders are noted to be "flush", the bottom of girder is to align with the bottom of adjacent joists. Size, number and location for all nailing and other connectors shall be as per building code.

SITE PLAN

TYP. STAIR DETAIL

DRAWING LIST:

A-1 TITLE / NOTES

A-2 FIRST & SECOND FL. PLANS

A-3 ELEVATIONS

PLAN SYMBOLS LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING WALL CONSTRUCTION - TO BE REMOVED.

NEW INTERIOR WALL CONSTRUCTION

NEW FOUNDATION CONSTRUCTION

EXISTING DOOR TO REMAIN

NEW DOOR - NUMBER REFERS TO DOOR SIZE

SPACE NAME.

ALIGN SYMBOL.

BUILDING/SITE CHARACTERISTICS

1. NUMBER OF STORIES

2

2. HEIGHT OF STRUCTURE

24'-0"

3. AREA - LARGEST FLOOR

1,640 SQ. FT.

4. NEW BUILDING AREA

1,640 SQ. FT.

5. VOLUME OF NEW STRUCTURE

39,360 CU. FT.

6. CONSTRUCTION CLASSIFICATION

VB

7. TOTAL LAND AREA DISTURBED

2,060 SQ. FT.

8. FLOOD HAZARD ZONE

N/A

9. BASE FLOOD ELEVATION

N/A

10. WETLANDS

YES

NO X

11. MAX. LIVE LOAD

55 PSF.

12. MAX. OCCUPANCY LOAD

49 PERSONS

13. USE GROUP:

COMMERCIAL

14. WIND SPEED (PER ICC MAPS & ASCE 7):

120 MPH UP-LIFT RATING

15. EXPOSURE CATEGORY:

"B" IN COMPLIANCE WITH ASCE 7

16. SNOW LOAD (PER IBC&ASCE 7025):

30 PSF.

BUILDING DATA

BASEMENT FLOOR

EXISTING

PROPOSED

TOTAL

FIRST FLOOR

SECOND FLOOR

ATTIC FLOOR

C.F. 1st

C.F. 2nd

GROUND FLOOR

GARAGE

PORCH(S)

SHED/ACCESS. STRUCT.

BLDG. COVERAGE:

SUB TOTAL:

DRIVEWAY(S)

WALKWAY(S)

PATIO(S)

DECK(S)

POOL

LOT COVERAGE (INCLUDES BLDG. COVER)

TOTAL:

ZONING

ZONE: NC

LOT: 5 & 5.01

BLOCK: 57

LOT AREA

REQUIRED

EXISTING

PROPOSED

COMMENTS

7,500 SQ.FT.

75 FT.

6,794 SQ.FT.

NO CHANGE

LOT FRONTAGE

75 FT.

43.83 FT.

NO CHANGE

FRONT YARD SETBACK (BROAD)

5.0 FT.

3.7 FT.

5.0 FT.

FRONT YARD SETBACK (BUTLER)

5.0 FT.

3.1 FT.

5.0 FT.

REAR YARD SETBACK

25 FT.

98.9 FT.

97.6 FT.

SIDE YARD SETBACK

N/A

9.3 FT.

7.5 FT.

TWO SIDE YARD SETBACKS

10 FT.

12.4 FT.

12.0 FT.

BUILDING COVERAGE - MAX.

75%

21%

24.1%

LOT COVERAGE (IMP) - MAX.

90%

24.5%

57.8%

PARKING SPACES

9

0

9

MAX. HABITABLE FLOOR AREA

-

-

-

GROSS FLOOR AREA-MIN.

-

-

-

BUILDING HEIGHT/STORIES

25 FT./2

<25 FT./1

24 FT./2

ACCESSORY BUILDING:

REAR YARD SETBACK

15 FT.

N/A

N/A

ONE SIDE YARD SETBACK-MIN.

3 FT.

N/A

N/A

ISSUE DATE

COMMENTS

SEAL

SEPTEMBER 22, 2023

FOR ZONING REVIEW

NJ LIC #11519

Keyport Broad St. LLC - Keyport, NJ

NJ LIC: #11519

DRAWN UP

A-1

JAMES T. DALEY

ARCHITECT

+ ASSOCIATES

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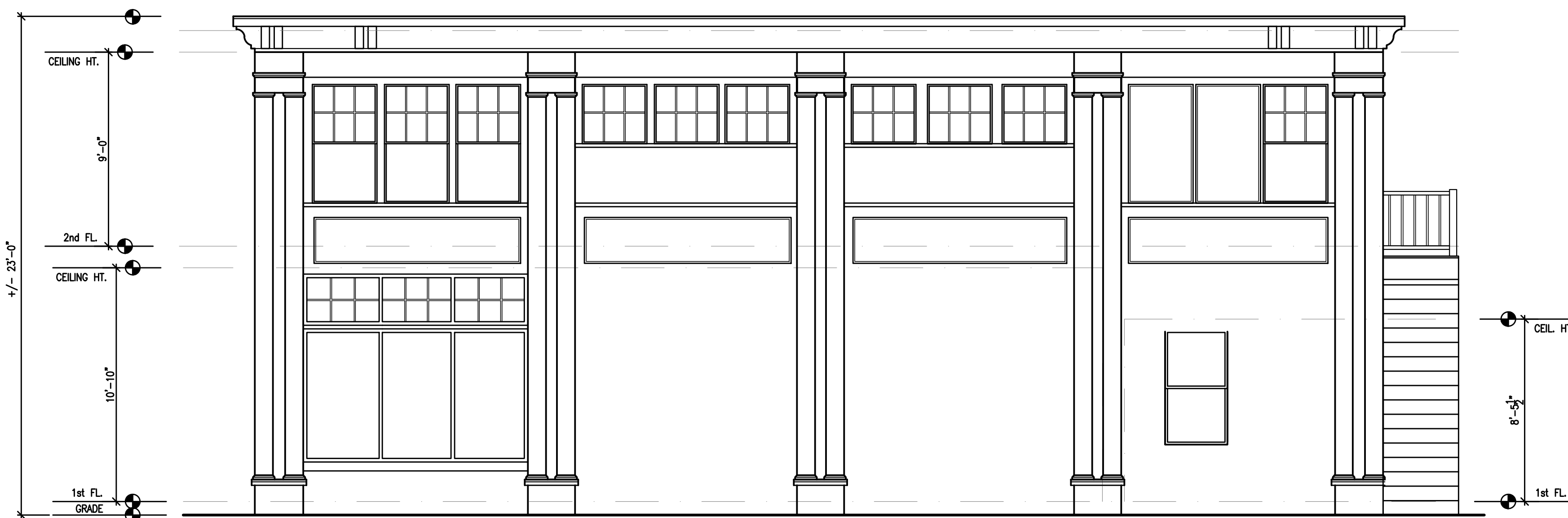




○ FRONT ELEVATION – BROAD ST.
Scale: 1/4"=1'-0"



○ SIDE ELEVATION – BUTLER ST.
Scale: 1/4"=1'-0"



○ SIDE ELEVATION
Scale: 1/4"=1'-0"



○ REAR ELEVATION
Scale: 1/4"=1'-0"

